

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 1, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	23-DR-2006 Coronado High School WCF Relocation		
LOCATION	2501 N. 74 th Street		
REQUEST	The applicant is seeking approval for the relocation of the existing Verizon Wireless communications facilities located at Coronado High School.		
OWNER	Scottsdale Unified School/District 480-484-8511	ENGINEER	N/A
ARCHITECT/ DESIGNER	Diamond Services 602-466-3618	APPLICANT/ COORDINATOR	Gordon Rasmussen Martin Property Advisors, Inc.

BACKGROUND

Zoning.
The subject property is currently zoned Single Family Residential District (R1-7). The R1-7 District allows single-family lots having 7,000 square feet or more, public schools, churches, and municipal uses. The R1-7 District also allows wireless communications facilities (WCF), including those located on sports field lights. This WCF application is a "Type 3" application because it is located on school property and within 150 feet of a single-family residential lot. Type 3 WCF applications require approval by the Development Review Board.

Context.
The site is located at the northeast corner of N. 74th Street and E. Oak Street on the Coronado High School property. The site is surrounded by residential, schools, and municipal uses. The high school currently has a wireless communication facility that will be relocated if this request is approved.

Adjacent Uses:

- North: Single Family Residential, zoned R1-7.
- South: Sierra Vista Academy- Scottsdale Unified School District, zoned R1-7
- East: Eldorado Park & Community Center, zoned O-S; Single Family Residential, zoned R1-7, and Multi-Family Condominium, Zoned R-4.
- West: Single Family Residential, zoned R1-7.

APPLICANT'S

Applicant's Request.

In conjunction with the school's reconstruction efforts (associated case 34-DR-

PROPOSAL

2005), the applicant is requesting approval to relocate the existing wireless communications facilities (WCF) on school property. The existing WCF location is internal to the campus in areas planned for remodel/demolition. The new WCF locations are proposed at the southeast corner of the campus on the football/sports complex field poles.

Development Information:

- Existing Use: Sports field light pole at high school
- Proposed Use: Sports field light pole with new WCF antennas and equipment
- Parcel Size: Approximately 32 acres
- Building Size: Approximately 312 square feet
- Building Height Allowed: 30 feet
- Building Height Proposed: Approximately 13 feet
- Pole Height Allowed: 75 feet
- Pole Height Proposed: 53 Feet

DISCUSSION

The WCF antennas will be located on a replaced 53-foot tall sports field light pole, and all of the equipment will be located within a 13 foot tall equipment shelter. The WCF will have six antennas mounted at the height of 45 feet on the pole.

The WCF equipment building is located on the southeast corner of the school campus. The building design, material and finish will match the adjacent sports field equipment building. The building will be constructed of red block and with tan stucco painted to match the sports field equipment building. All cables will be hidden inside the pole or buried underground.

Locating wireless communications facilities on existing vertical structures, such as sports field poles, is generally more desirable than constructing new WCF poles or towers. The site has been posted with a notification sign and property owners within 750 feet have been notified. The School District has had multiple meetings with parents, teachers, surrounding property owners, and other interested parties regarding their proposed redevelopment plan, and has sent out flyers regarding the WCF relocation. Other than general inquiries, no public comments regarding this application have been received.

STAFF

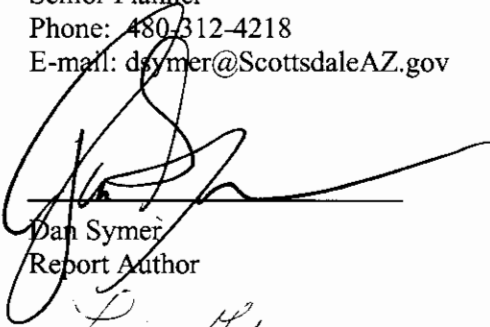
RECOMMENDATION

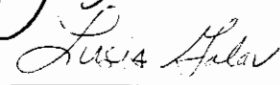
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Area Plan
5. Enclosure Plan
6. Elevations
- A. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

Verizon Wireless: Coronado High School Wireless Site Relocation

City of Scottsdale Case #: 891-PA-05

Location of Site:

Coronado High School

2501 N. 74th Street

Scottsdale, Arizona 85257

Applicant:

Verizon Wireless
ATTN: Val Dumire
126 W. Gemini Drive
Tempe, AZ 85283
Phone: (480) 777-7332
Fax (480) 777-4390

Consultant:

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Martin Property Advisors, Inc.
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Fax: (480) 368-9097
Email: grasmussen13@cox.net

Architect:

Lance Street
Diamond Services
3221 N. 24th Street Suite 13B
Phoenix, AZ 85016
Phone: (602) 466-3618
Fax: (602) 466-3622

Verizon Wireless: Coronado High School Request for Approval for Wireless Site Relocation

Purpose of Request:

Verizon Wireless is seeking approval for the relocation of its wireless communications facilities located at Coronado High School (Coronado). Scottsdale Unified School District is planning extensive remodeling and new construction at Coronado, and the construction project that will displace the existing Verizon Wireless facility is scheduled to commence on approximately June 1, 2006. Verizon Wireless' facilities must be relocated in order for Coronado's project to proceed as currently planned. The relocated facilities are proposed to be relocated at the southeasterly corner of Coronado's football and sports complex.

Verizon Wireless must commence construction of the new (relocated) wireless facility by May 1, 2006, in order to accommodate Coronado's current construction schedule.

Description of the Relocated Wireless Communications Facility:

The completed wireless communications facility will consist of a equipment shelter measuring approximately 12 feet x 26 feet. The equipment shelter's wall texture and colorization will be designed to match the current and future structures at Coronado.

The antenna arrays are proposed to be mounted on a replacement field light pole. The top of the existing field light pole is approximately 53 feet and the replacement field light will be identical in height. The field lights will be replaced at the same height as the originally situated. Panel antennas are proposed to be installed as follows:

1. Verizon Wireless' antenna array will consist of six (6) panel antennas at a 45 foot centerline, with each panel antenna measuring approximately eight (8) feet in length.
2. The panel antennas will be mounted on the replacement field light in a manner such that the antennas will not extend more than twenty-four (24") inches from the pole.

Considerations for Locating New Equipment Compound:

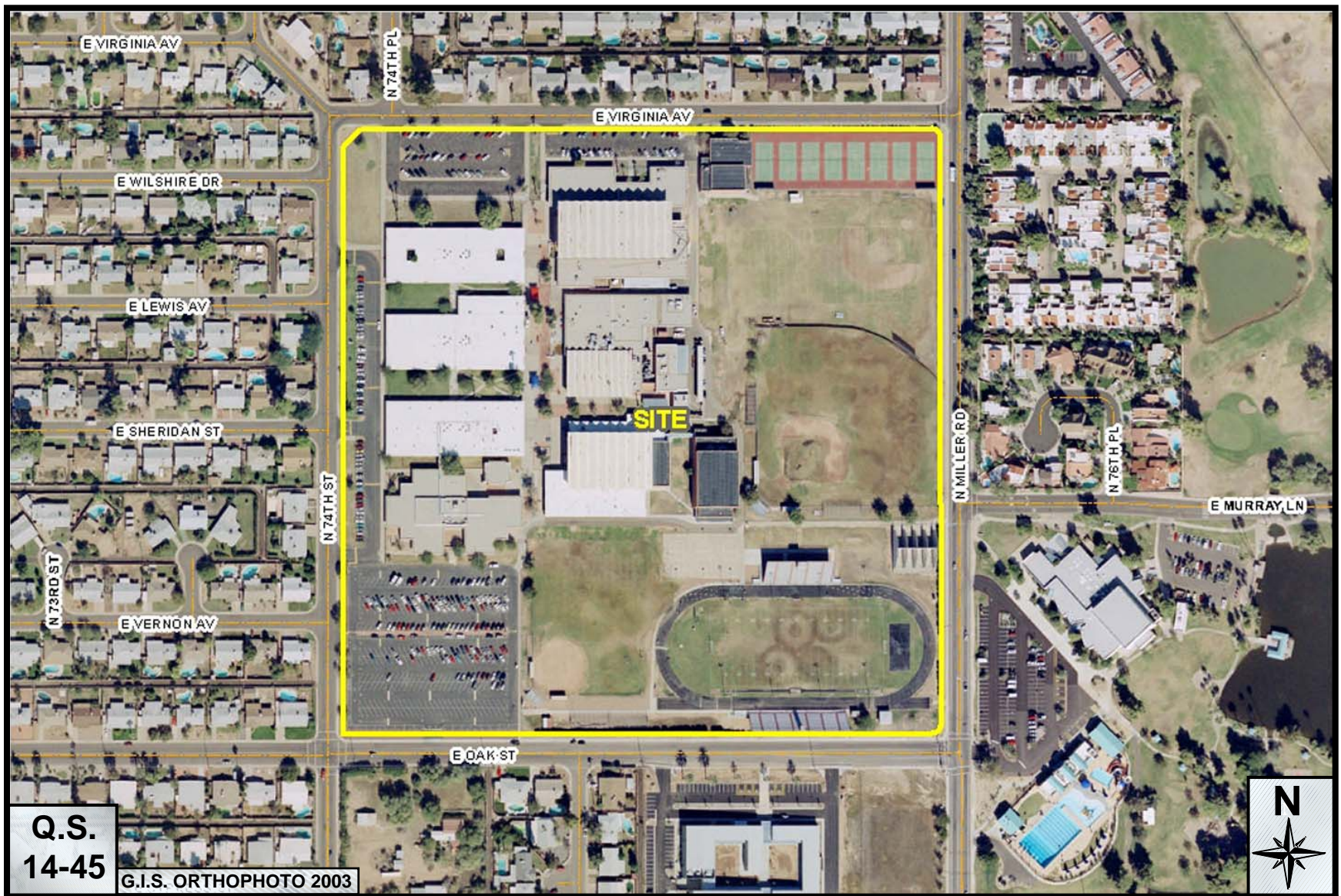
Alltel Communications and Verizon Wireless have worked closely with the staff of Coronado High School and Scottsdale Unified School District. The proposed location was selected after careful consideration based upon the following considerations:

1. The relocated facility must not interfere with the proposed renovation of the school, as well as future expansion plans.
2. The relocated facility must not create any new verticality.
3. The relocated facility must not significantly impact surrounding residences.

Justification for Approval:

The proposed wireless facility will meet the City of Scottsdale's facility design guidelines in the following manner:

- a. The proposed wireless facility will replace an existing light pole substantially similar to the existing field light pole and other light poles at Coronado High School. The diameter of the replacement field light will not exceed the diameter of the existing light pole by more than 60%. The overall height of the replacement light pole will be identical to the existing light pole, and the existing lighting array will be reinstalled at the same height without change to its current configuration.
- b. The equipment shelter will be designed to integrate into the architecture, texture and colorization of the future buildings at Coronado.
- c. The proposed facility will have no adverse impact on adjacent properties. The facility is unmanned, and except for routine maintenance (average of once monthly), and emergencies, will produce no significant pedestrian or vehicular traffic. The proposed wireless communications facility will not contribute in a measurable way to the deterioration of the area or contribute to the lowering of property values.
- d. The use will be in compliance with all provisions of the City of Scottsdale's Zoning Ordinance and Amended Wireless Ordinance, and the laws of Maricopa County, the State of Arizona, and the United States of America.



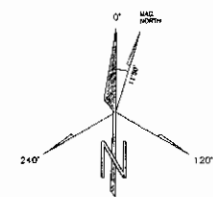
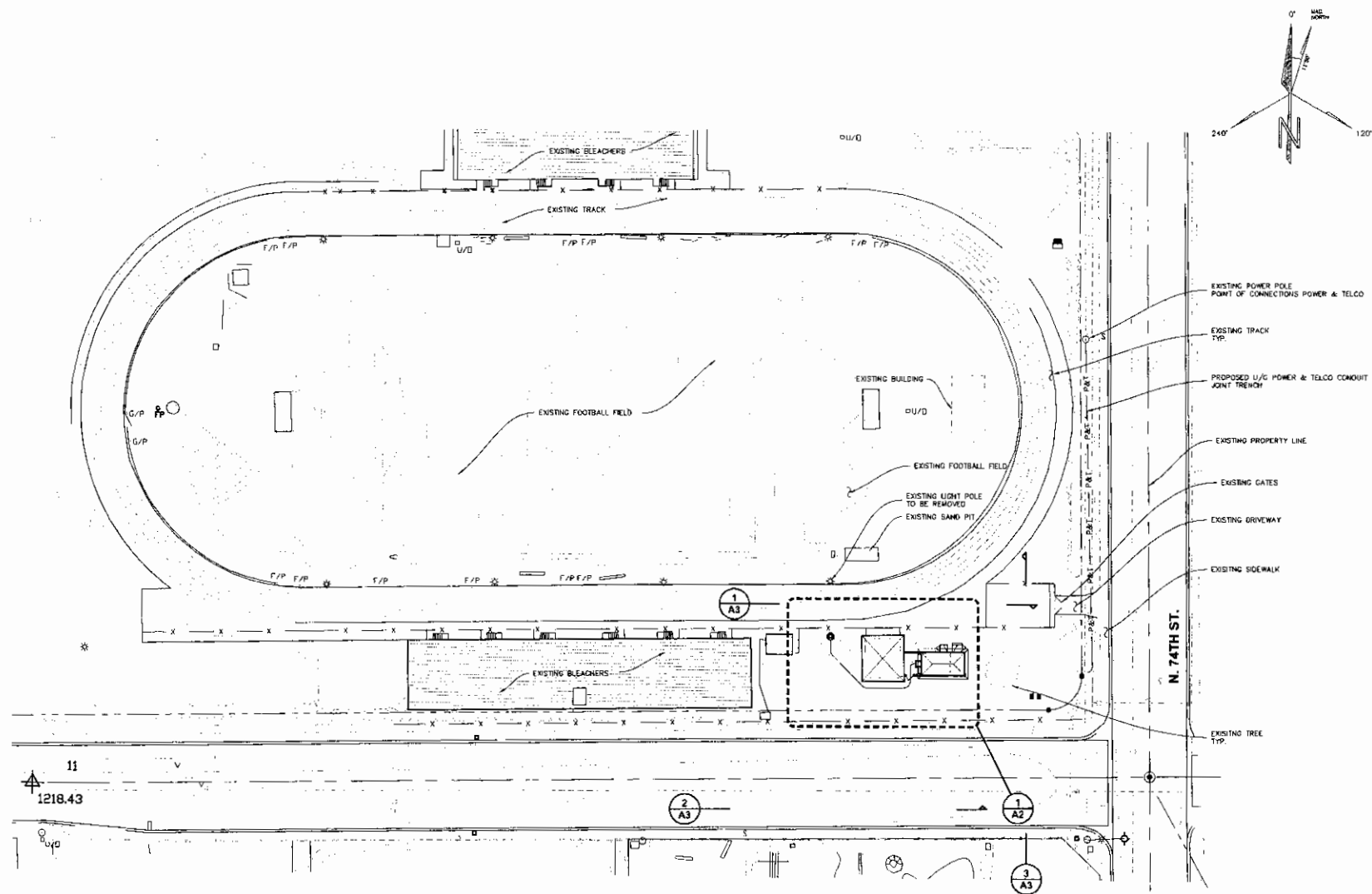
Coronado High School WCF Relocation

23-DR-2006

ATTACHMENT #2A

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23-DR-2006
ATTACHMENT #3



1 AREA PLAN

SCALE: 1"=30'-0"

23-DR-2006
REV: 4/28/2006

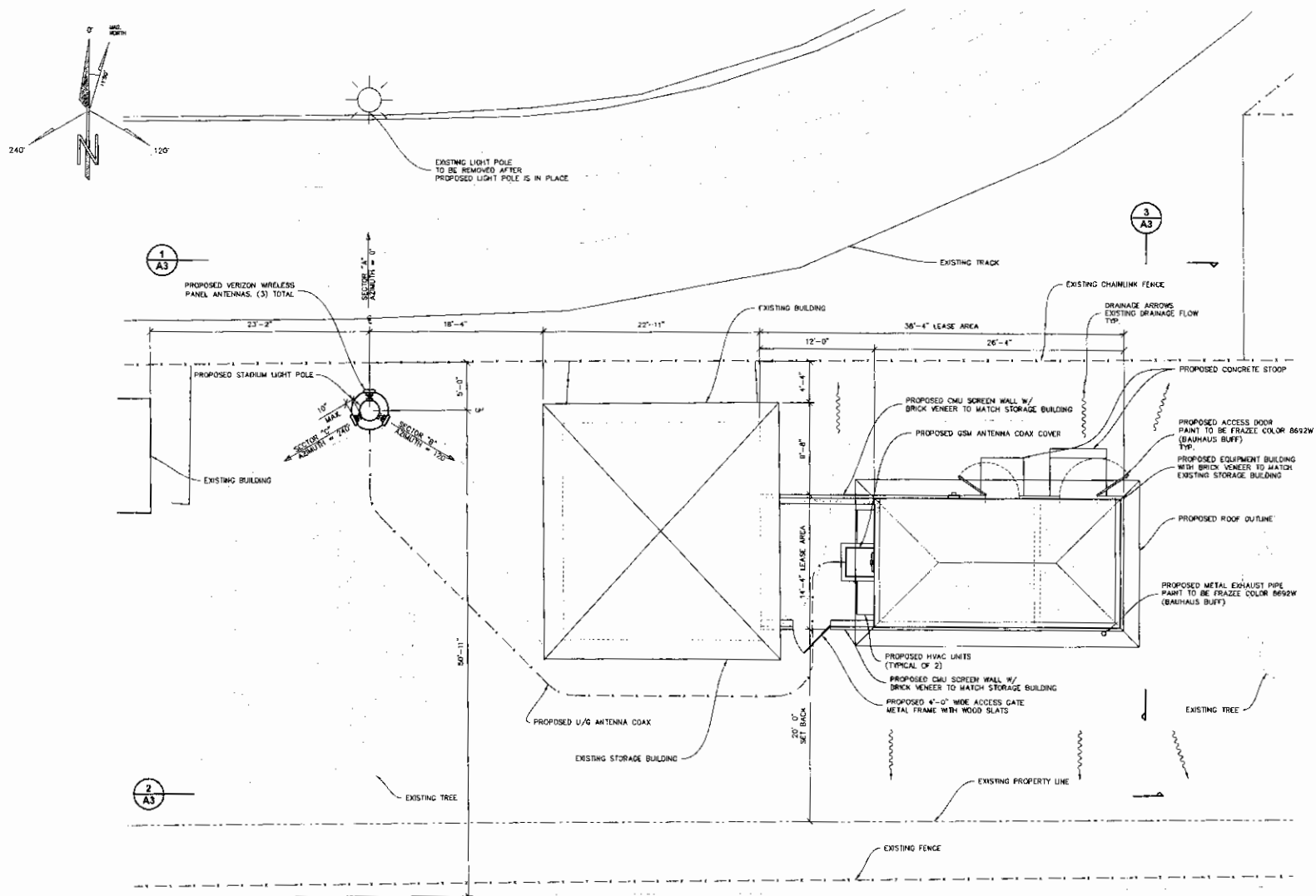
REV.	DESCRIPTION	DATE
11/22/05	(A) ZONING PRELIMINARY	
02/07/06	(B) REVISED PER ZONING COMMENTS	
02/08/06	(C) ZONING FINAL	
03/23/06	(D) REVISED PER CITY COMMENTS	
04/06/06	(A) ZONING FINAL	

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Engineering, Construction & Testing
3221 N. 24th St., Suite 22
Phoenix, AZ 85016-7358

verizon wireless
125 WEST GEMINI DRIVE
TEMPE, AZ 85283

PHO-CORONADI
Coronado High Schc
SCOTTSDALE, AZ

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REV	DESCRIPTION	DATE
1	11/22/05 (A) ZONING PRELIMINARY	
2	02/02/06 (B) REVISED PER ZONING COMMENTS	
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5	04/05/06 (A) ZONING FINAL	

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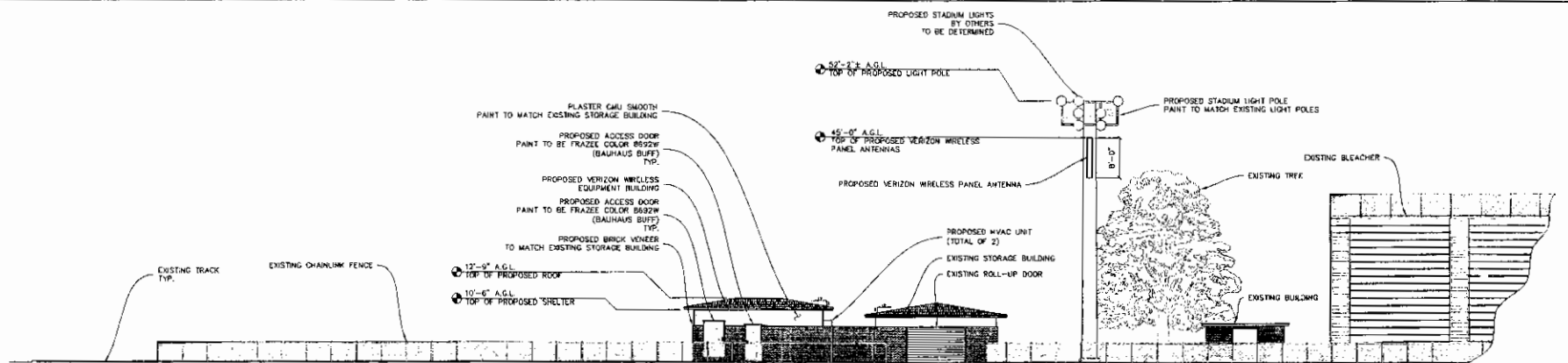
PHO-CORONADO
Coronado High School
SCOTTSDALE, AZ

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1 ENCLOSURE PLAN

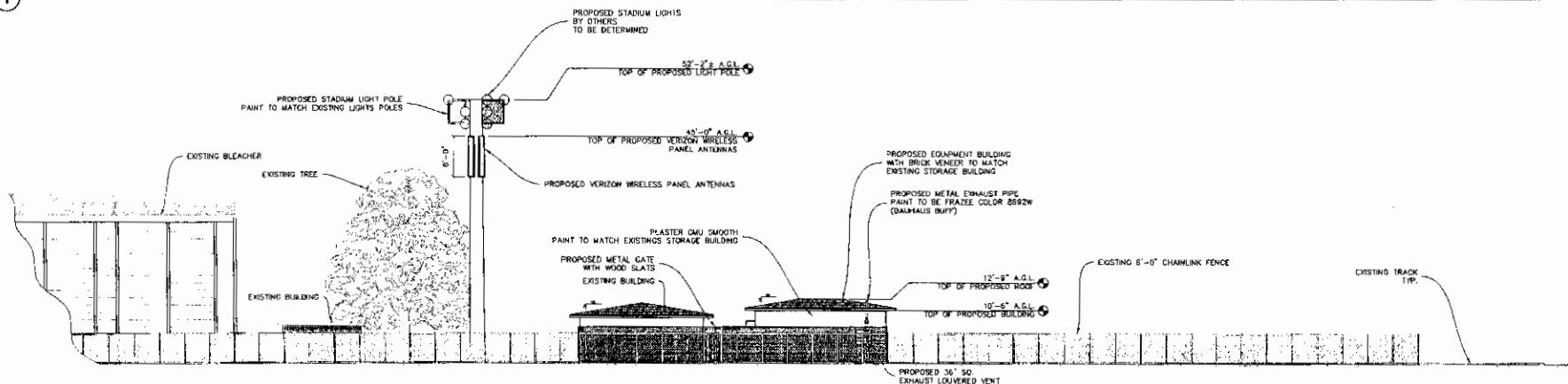
23-DR-2006
REV: 4/28/2006

SCALE: 3/16"=1'-0"



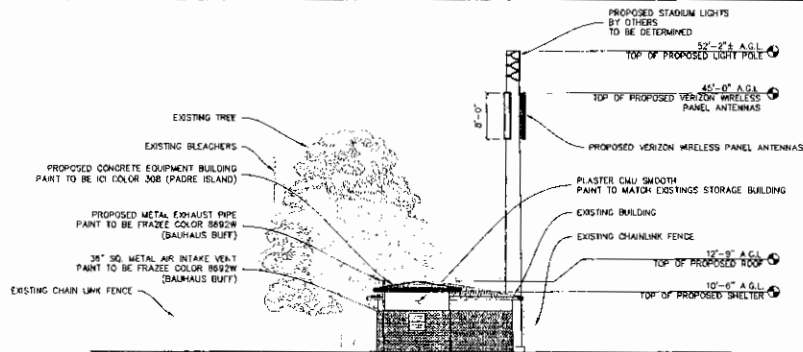
1 NORTH ELEVATION

SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



3 EAST ELEVATION

SCALE: 3/32"=1'-0"

REV.	DESCRIPTION	DATE
11/22/05	(A) ZONING PRELIMINARY	
02/02/06	(B) REISED PER ZONING COMMENTS	
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Coronado High School
SCOTTSDALE, AZ

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23-DR-2006
REV: 4/28/2006

Stipulations for Case: Coronado High School WCF Relocation 23-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Diamond Services with a date provided on the plans by City Staff of 4/28/2006
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Diamond Services with a date provided on the plans by City Staff of 4/28/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. *All architectural color, materials and finish for the WCF equipment building shall match the adjacent sports field equipment storage building.*

SITE DESIGN:

LANDSCAPE DESIGN:

DRB Stipulations

9. *Any disturbed landscaping shall be replaced to match the adjacent existing landscaping.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
11. The individual luminaire lamp shall not exceed 250 watts.

There are no Engineering Stipulations with this application.